

Rudy Villarreal
Mayor

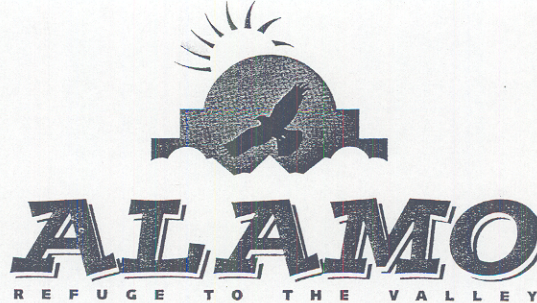
Diana Martinez
or Pro-Tem

Albert de la Garza
Commissioner

Patty A. Stanford
Commissioner

Eleazar Escobedo
Commissioner

Luciano Ozuna, Jr.
City Manager



August 29, 2001

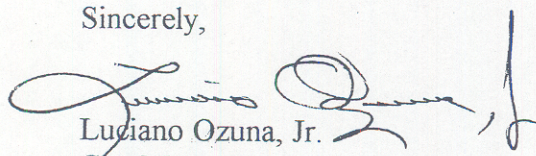
Mr. Juan Garcia, Assistant Chief Patrol Agent
U.S. Border Patrol- McAllen Sector
2301 S. Main
McAllen Texas 78501

Dear Mr. Garcia:

Attached, please find the City of Alamo's proposal to locate the new Border Patrol Sector Headquarters to our fine city. We believe that the City of Alamo has much to offer and our site is the ideal location for the new Sector Headquarters.

Thank you for affording the City of Alamo the opportunity to submit its proposal and if there should be any questions, please call me at (956) 787-0006.

Sincerely,



Luciano Ozuna, Jr.
City Manager

CC: Jaime S. Sandoval, CD Director
File

Attachments

CITY OF ALAMO

Proposal Highlights:

- 25.18 Acres
- City owned property, and to be sold to BP for \$480,000.00
- Site located on Tower Rd. and West Carroll Rd.
- Site is approximately ¼ Mi. South from Expressway 83.
- The City has hired a consultant company to prepare a Phase I Environmental Site Assessment.
- Utilities available on site.
- City Hall is located on West side of proposed site. Some commercial and residential zones surrounding property.

The City of Alamo respectfully submits to the United States Border Patrol its proposal to locate the new Sector Headquarters in the City of Alamo.

The City of Alamo has a growing population of 14,760 (2000 Census) residents and is centrally located in Hidalgo County. The City of Alamo is approximately 8.7 miles from the City of McAllen (10th St. and Expressway 83), 11.7 miles from the Pharr International Bridge and 16.7 miles from the Hidalgo-McAllen International Bridge (FM 907 to Military Highway).

The property for the proposed Sector HQ site is located one block south of Expressway 83 on a 25.18 acre tract of land at the southeast corner of Tower Rd. and Duranta St. Tower Rd. is a divided four lane road from Expressway 83 to Business 83. Duranta St. is a two lane road from Tower Rd. to Border Rd. This section of road is used sparingly and is in good condition. The overall traffic flow along Tower Rd. is good. Traffic congestion situations are rare and access to and from Expressway 83 and to Business 83 are good.

The City of Alamo is the owner of this 25.18 acre tract of land. In addition, there are approximately fifteen (privately owned) vacant acres to the south of this site. North of Duranta St. sits approximately 15 acres of vacant land which borders the expressway frontage, east of this is a mobile home park, and to the west, Alamo City Hall surrounded by a residential area. The site for the proposed Sector HQ is compatible with the surrounding neighborhoods.

The City of Alamo hired the services of Raba-Kistner Consultants, Inc. to prepare a Phase I Environmental Site Assessment. On July 13, 2001, Raba-Kistner Consultants, Inc. submitted their report to the City. Their findings indicate that this site is an undeveloped farm and brush land with no physical improvements located thereon. Preliminary findings indicate that threatened or endangered species are not impacted. A small concrete slab and pieces of a wood frame were observed on the site near the southwest property corner. The previous use of this slab is unknown. One Southwestern Bell (SWB) Telephone underground utility line marker was observed on the site indicating SWB underground utility lines traversing the site in a north/south direction along the west property side.

According to the 1981 Soil Survey of Hidalgo County, the native, surface soil at this site appears to be mapped as both the Hidalgo-Urban land complex series, and Raymondville-Urban land complex series. Typically, the Hidalgo soil has a surface layer of dark grayish brown sandy clay about 11 inches thick. The Hidalgo series consists of deep, well drained, loamy soils on uplands. Slopes range from 0 to 5 percent. In addition, Raymondville soil has a surface layer of gray clay loam about 13 inches thick and consists of deep, well drained, clay soils on uplands. Slopes range from 0 to 1 percent.

According to the USGS Topographic map dated 1983, the topography of this site is approximately 95 feet above mean sea level with gentle sloping to the northeast. Surface storm occurring on site generally flows toward storm water drains located near the northwest and northeast corners of this site.

According to the National Flood Insurance Rate Map (FIRM), of Community Panel No. 480334-0425 C, maps the site within Zone "B". Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or area protected by levees from the base flood.

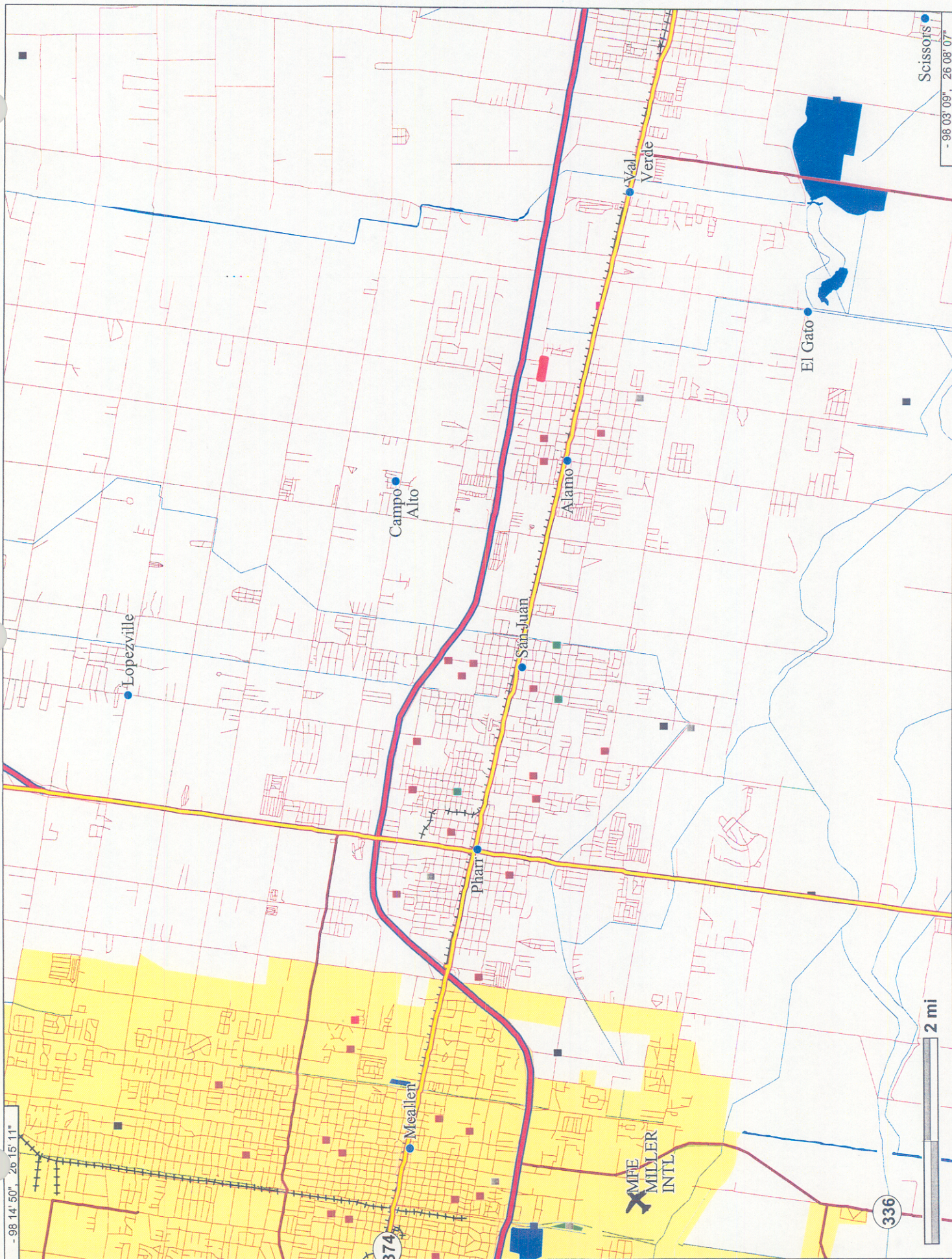
According to the City's utility maps, there are water and sewer lines available at this site. In addition, Central Power and Light Company as well as Magic Valley Electric Cooperative provide electricity in this area. Southern Union Gas Company provides gas to the City and is readily available.

The closest commercial airport is Miller International located approximately 9 miles from this site. The other closest airport is in Weslaco, which is approximately 12 miles from this site.

In the past year, the City of Alamo has been able to bring new businesses such as a 42 room Super 8 Motel, McDonalds and an E-Z car wash. The City offers a good selection of eating establishments, food stores, bank facilities, medical and dental offices and other amenities. In addition, new residential subdivisions are being developed with selection of houses from the forty to eighty thousand dollar price range. Furthermore, the city recently completed its new municipal swimming pool and Boys and Girls Club gymnasium. The City will also be home to the new Texas Department of Human Services building (Spring 2002) which will consolidate the Alamo, Donna and San Juan offices. Also scheduled to be completed by the end of the year, is the construction of a new 5.0 million gallon daily production water plant.

At this time, the City of Alamo is offering to sell its 25.18 acre tract of land for the new Border Patrol Sector Headquarters for \$480,000.00. Even though the City of Alamo's site is not Expressway 83 frontage, (it is within view and easily accessible from the Expressway), we believe dollar for dollar the City's property is worth just as much as that of any expressway frontage property in Alamo.

The citizens, the business community and civic leaders whole-heartily support and are enthused at the opportunity that Alamo would be the perfect location for the new Border Patrol Sector Headquarters. The City of Alamo and its public officials are committed in fostering a working relationship with Chief Garza and his staff for the next thirty years.



- 98 14' 50", 26 15' 11"

- 98 03' 09", 26 08' 07"

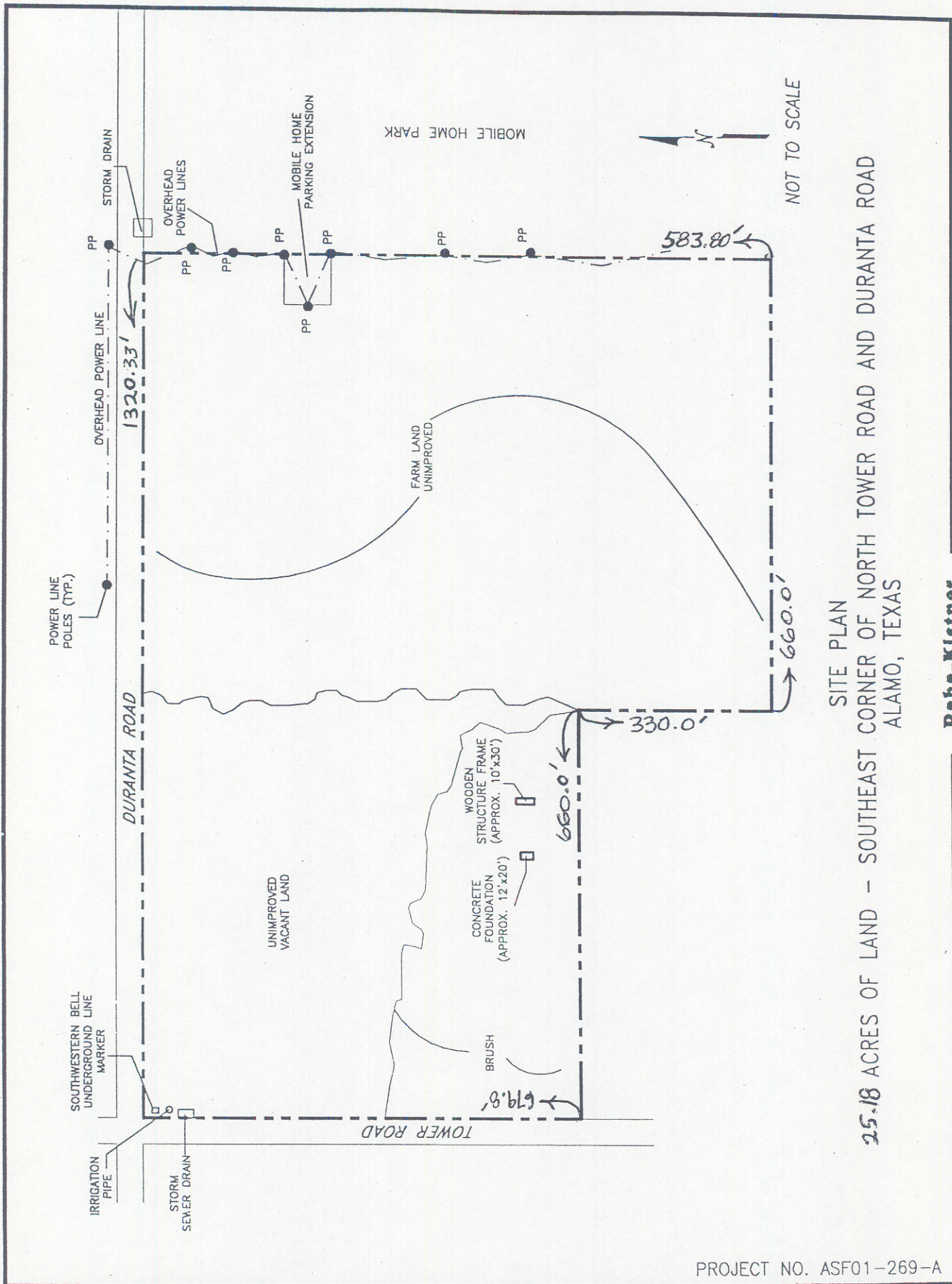
2 mi



25.18 Acres

City of ALAMO

500 ft



SITE PLAN
25.18 ACRES OF LAND - SOUTHEAST CORNER OF NORTH TOWER ROAD AND DURANTA ROAD
ALAMO, TEXAS

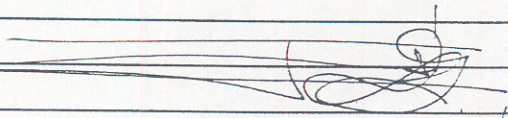
Raba-Kistner

PROJECT NO. ASF01-269-A







BP SITE EVALUATION						
SITE No: Alamo by: F.G. Lopez BPA/Arch.	Importance	Rating	Value	Remarks:		
Site size	1.00	10.00	10.00	25 Acres.		
Conflicts with MW transmission	0.85	10.00	8.50			
Conflicts with MW tower height	0.85	10.00	8.50			
Willingness of owner to sell	0.90	10.00	9.00	City owns property		
Environmental clean up	0.70	10.00	7.00	Phase I finished.		
Compatibility with neighborhood	0.95	8.00	7.60			
Conflicts with Air Ops traffic	0.85	10.00	8.50			
Site terrain and drainage	0.75	10.00	7.50			
Shape of property	0.60	8.00	4.80			
Vehicular traffic and circulation patterns	0.90	8.00	7.20	close to major streets.		
Soil conditions	0.90		0.00			
Availability of Water	0.95	10.00	9.50	provided by City		
Availability of Sewer	0.95	10.00	9.50	" " "		
Availability of Power	0.95	10.00	9.50	" " "		
Availability of Gas	0.95	10.00	9.50			
Availability of Communications	0.80	10.00	8.00			
Threatened or endangered species	1.00	8.00	8.00			
Conditions of existing access roads	0.90	9.00	8.10			
Demolition cost (existing site improvements)	0.00	10.00	0.00			
Land cost	0.90	3.00	2.70	480000.00		
Location with respect to border	0.75	7.00	5.25			
Location with respect to other USBP facilities	1.00	8.00	8.00	more centralized location.		
Ability to purchase additional acreage	0.50	7.00	3.50			
<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">SITE SCORE:</td> <td style="width: 40%; text-align: center;">160.15</td> </tr> </table>					SITE SCORE:	160.15
SITE SCORE:	160.15					
Comments: Great vehicular access to major thoroughfares. Property on the North side is empty at this time; but once it gets developed, visibility of BP facility will be affected. Utilities on site.						
						
9/13/01						
F.G. Lopez 3/28/01						